

COMMITTEE ON JOINT SCHOOL BUILDINGS

March 26, 2002

6:45 PM

Chairman Herbert called the meeting to order.

The Clerk calls the roll.

Present: Aldermen Pinard, Garrity, Thibault, School Committee Members
Herbert, Paradis

Absent: School Committee Member Beaudry

Messrs: T. Clougherty

Chairman Herbert addressed Item 3 of the agenda:

- ADA Accessibility/School Elevators –
 - Parker-Varney Elevator/ADA Improvements
 - a) Project Financial Report (attached); and
 - b) Architect's Status Report (attached)

Mr. Clougherty stated the progress report is attached. The construction is complete and we are still looking to close out the project.

Chairman Herbert asked so no sign-off at this point.

Mr. Clougherty answered no.

School Committee Member Paradis asked the retainer for \$18,000, are we going to keep that.

Mr. Clougherty answered the retainage is released upon final acceptance.

On motion of Alderman Garrity, duly seconded by Alderman Thibault, it was voted to accept the reports.

Chairman Herbert addressed Item 4 of the agenda:

- NORESCO Performance Contract –
 - a) Project Financial Report (attached); and

Mr. Clougherty stated the financial report is attached for informational purposes. My understanding is that Kevin Sheppard and Ron Chapman are meeting this week to discuss finalization of the maintenance agreement.

Chairman Herbert asked but in terms of this you are done, right.

Mr. Clougherty answered the project is done and has been for quite some time. We keep it open because it is still an open project.

Alderman Thibault asked are you keeping it open because of the maintenance part of it.

Mr. Clougherty answered yes because we haven't formally executed the maintenance agreement and we want to make sure that we stay on top of it.

Alderman Garrity asked how long before that is done.

Mr. Clougherty answered Kevin Sheppard and Ron Chapman are meeting this week to discuss it so hopefully sometime soon after that.

On motion of Alderman Garrity, duly seconded by Alderman Pinard, it was voted to accept the report.

Chairman Herbert addressed Item 5 of the agenda:

Roofing Projects – Manchester Schools –

- a) Project Financial Report (attached); and
- b) Consultant's Status Report (attached)

Mr. Clougherty stated your progress report is attached. The projects that we had done last summer are currently complete. That would include the Central High School Industrial Arts building, Parkside Middle School and McDonough Elementary School. We have received bids for the Central Classical and Practical Arts building projects. We are working to determine the lowest responsible bidder at this time and we will hopefully be moving forward with executing a contract for the Practical Arts building and possibly rebidding the Classical Arts building.

Chairman Herbert asked so the bids that you got in terms of the Practical Arts building seem to be...

Mr. Clougherty interjected in order.

Chairman Herbert asked but the Classical is...did we underestimate the cost there.

Mr. Clougherty answered yes.

Chairman Herbert asked by how much.

Mr. Clougherty answered I would rather not say exactly how much we have underestimated because I think that the bids we got were suspect. One of the bids that we got was filed by a contractor who filed for Chapter 11 Bankruptcy in US District Court on the same day. We are in the process of most likely rejecting that bid.

Chairman Herbert asked so you have to go out and rebid.

Mr. Clougherty answered we are most likely going to rebid unless we can negotiate with the number two low bidder but I think he put a number together just for courtesy to say that he was on the list. It was so far out of our budget.

Alderman Pinard asked does Skyline ever bid on any of these projects.

Mr. Clougherty answered yes. As a matter of fact, Skyline did bid on the Practical Arts building but they didn't bid on the Classical Arts building. They would be invited to participate if we were to rebid.

School Committee Member Paradis asked is that the same type of roof that is on there now and is that slate that was on there before.

Mr. Clougherty asked are you talking about the Classical Arts building.

School Committee Member Paradis answered yes.

Mr. Clougherty stated the Classical Arts building is very complicated. There are slate portions. There are copper portions. There are rubber portions. There is masonry that needs to be repaired. There is gutter work. There is chimney work. It is a real complicated project not to mention the fact that it is 60 to 70 feet off the ground and five stories up.

School Committee Member Paradis asked is there anything with the Historical Society regarding that building. It is over 100 years old.

Mr. Clougherty answered it is 106 years old. It was built in 1896.

School Committee Member Paradis asked so the money is coming out of our budget. So it is going to have little bits of steel here and there or is it going to be one whole roof?

Mr. Clougherty answered the little bits are the way it is right now and I believe the way it was originally constructed. That is the way that buildings were built with slate and copper gutters and flashings. Anything that we do to that roof we would be mimicking the existing construction.

Chairman Herbert asked so you are not changing anything.

Mr. Clougherty answered no we wouldn't diminish the integrity of that building at all. That is part of the reason it is so expensive.

Alderman Thibault asked what kind of a guarantee or warranty do we have...it seems that almost every time somebody does a roof a year or two later we have a problem. Do they have any kind of a guarantee with this work and how long is it for?

Mr. Clougherty answered we require usually 10, 15 or 20 year manufacturer's warranties as well as a three to five year workmanship warranty.

Alderman Thibault asked so in other words if something goes wrong with this roof in two or three years you call this guy and he comes back and he fixes it.

Mr. Clougherty answered that is correct.

Chairman Herbert stated so it looks like this summer if all goes well you will be working on two of the roofs at Central. Is that the plan?

Mr. Clougherty replied yes.

Chairman Herbert stated and the other listings here, Hallsville and Wilson, did you mention any of those.

Mr. Clougherty responded we haven't put those out to bid yet but we will be bidding those.

Chairman Herbert asked so you anticipate going after those too during the next season.

Mr. Clougherty answered yes, exactly. Because of the age of the building and the variety and the different tradespeople that are involved, we are finding that the

prices are escalated from some of our initial estimates because there is masonry involved, like I said, asphalt, shingles and copper work. That is the difficulty of working on these buildings themselves.

Alderman Pinard asked about the Weston floor that was damaged by roof tar.

Mr. Clougherty answered during the course of reroofing that project we had one of the tiles damaged by a worker who went inside. I think it was a carpet in a classroom or a couple of classrooms and we required the contractor to pay for the replacement of the carpet.

On motion of School Committee Member Paradis, duly seconded by Alderman Pinard, it was voted to approve the reports.

Chairman Herbert addressed Item 6 of the agenda:

McLaughlin Middle School Addition –

- a) Project Financial Report (attached); and
- b) Architect's Status Report (attached)

Mr. Clougherty stated things are going very well. We are working on finally closing out. The classroom addition floor slabs were fixed. As of last week they were getting ready to install the VCT. I am not exactly sure if that was installed yet. The final item is the mechanical units in the building. We have had some problems with them meeting specifications, but the mechanical contractor is working with the manufacturer in order to remedy that situation.

Chairman Herbert asked regarding that floor business, that is not a fundamental problem and it doesn't look like it is going to be a recurring problem right. It is fixed and as far as we know we are all set? I know we can't be 100% sure but...

Mr. Clougherty answered exactly. There were some problems that were very indefinite in nature as to what the cause of the problem was. We identified a solution. The structural engineer identified a solution and it was agreed that if...we were all in concurrence that we don't believe the problem will resurface and we agreed that if it does we will follow the typical course of action for defective construction.

Chairman Herbert asked is that like the other, three to five years on workmanship.

Mr. Clougherty answered it is not as defined when you are talking about concrete because you don't typically talk about three to five year warranties with concrete.

I am not concerned that this will be a problem in the future and if it is, we do have a course of action to follow.

School Committee Member Paradis asked has the Clerk of the Works been aware of this. Did he have anything to do with that at all? Did he see that and was he aware of that?

Mr. Clougherty answered he saw it. We had the Clerk on site. We paid for the Clerk to be on site every day but the problem is really beyond the Clerk's knowledge. It is a problem that was debated among professional engineers who are experts in the concrete field. It was really indeterminate as to who was right as to what the problem was. The Clerk really had nothing to do with this situation other than providing us with the feedback that yes they did this or the contractor cured the concrete for this amount of time.

School Committee Member Paradis asked so when the final composite tile goes on that is going to be perfectly straight then.

Mr. Clougherty answered that is right.

School Committee Member Paradis asked does the Clerk of the Works continue to go over there on the weekends.

Mr. Clougherty answered no. He is no longer employed. The report shows that 82% of the dollar value that we had budgeted has been billed. I am not exactly sure...I haven't done our billings through this month yet.

School Committee Member Paradis asked so he is all done.

Mr. Clougherty answered he is done. There is nothing for him to do there now.

School Committee Member Paradis asked did he sign-off.

Mr. Clougherty answered we don't require his sign-off. We ask for his daily reports. I will require his sign-off on the final.

Alderman Thibault asked who is the Clerk of the Works. Is he an engineer or just somebody that you people hire?

Mr. Clougherty replied he was actually hired through our consultant, through Oakpoint Associates.

Alderman Thibault asked to make sure that the contractor does what he is supposed to do.

Mr. Clougherty answered exactly. He did a real good job actually.

On motion of Alderman Pinard, duly seconded by Alderman Thibault, it was voted to accept the reports.

Chairman Herbert addressed Item 7 of the agenda:

Central High H&V Phase 6 and Window Replacement –

- a) Project Financial Report (attached); and
- b) Engineer's Status Report (attached)

Mr. Clougherty stated the application for the room floor was completed over February vacation. The general contractor is continuing to follow-up on punchlist items. We hope to have everything closed out within the next 30 to 60 days on this project. They are about 99% complete. I encourage everyone to go and look at the new boiler room up there. It is quite an improvement over what it was previously.

Alderman Thibault asked is there heat up there now. I can remember going over there a year and a half ago and it was really cold in some of those classrooms. I guess what it was is somebody was shutting the valve off on the system. Isn't there some kind of a lock they could put on it? That was my thought?

Mr. Clougherty answered you don't typically see locks on valves in heating systems because if there is a break in the pipe you don't want to have to find somebody with a key to unlock it to stop water damage.

Alderman Thibault stated I guess some of the students were shutting some areas off so they could be sent home.

NEW BUSINESS

Chairman Herbert stated just for the Aldermen's information, last night the Building Committee approved the plans for expansion of Memorial's library. It is very nice.

Alderman Thibault asked it is already done.

Chairman Herbert answered the design is done. It is funded in this year's budget and this is outside of the Mayor's long-range program. Bakersville, of course, is

going to get a complete redo on its electrical system. Hallsville is going to get new restrooms downstairs.

Mr. Clougherty stated one thing that I forgot to mention on the Bakersville project is that we were in touch late last week with Helen Chopanis who is the point of contact at the Department of Education for the kindergarten grant construction program and she was very happy with our application and everything is all set along those lines.

Alderman Pinard asked what is the starting date on Hallsville.

Mr. Clougherty answered as soon as school gets out.

Chairman Herbert stated in addition to those projects we agreed to some money for getting the architectural work done so that when it comes to the point of RFP's we are going to have that sequence of construction projects, you know, and the larger bond issue will be in order and there will be a priority so by that time the whole City will know what is going to be done for the next five or six years. It is really coming together.

Alderman Thibault asked are we in place to get everything done that we planned to do this year.

Mr. Clougherty answered we are moving forward with...our request was in the neighborhood of \$3.5 or \$3.6 million.

Alderman Thibault asked prior to the Mayor's big deal, I am talking about all of the things that the Board had agreed to do this year. Are we going to get most of these things done?

Mr. Clougherty answered yes.

Chairman Herbert stated there were two separate things. There were a few things that we folded into the larger picture that will be taken care of but generally the FY03 projects...I think we are in line with what the Mayor was anticipating.

Alderman Thibault stated I just want to be sure that most of the things that we had agreed to on the Board prior to the Mayor coming up with his plan are going to get done.

Chairman Herbert replied I think we are right there.

On motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted to accept the reports.

There being no further business, on motion of Alderman Pinard, duly seconded by Alderman Garrity, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee